

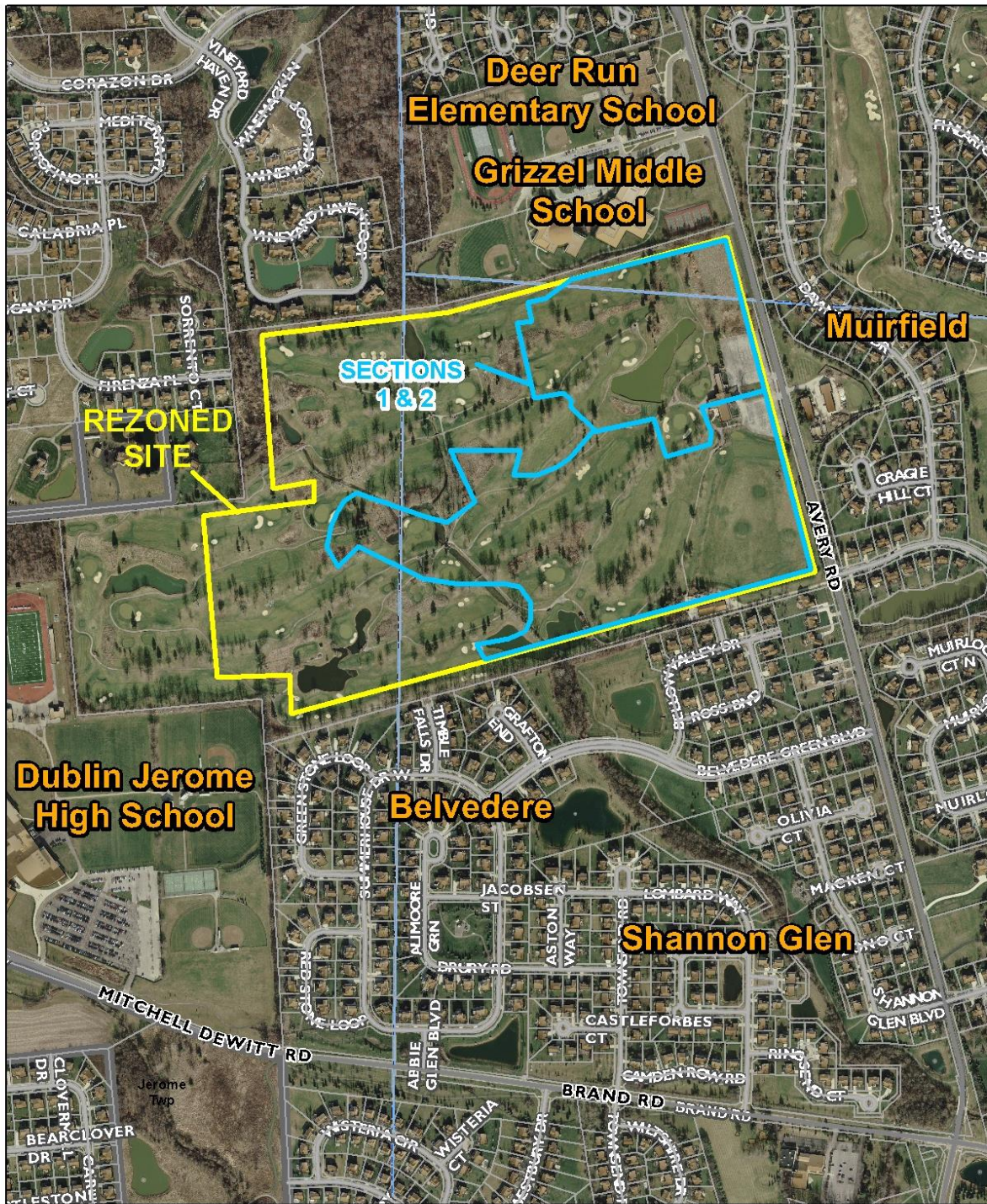
# Planning Report

Thursday, April 21, 2016

## Riviera – Subareas A and B Section 1 (Lots 1-40) and Section 2 (Lots 41-85)

### Case Summary

Agenda Item	4
Case Number	15-109FDP/FP
Proposal	The subdivision and development of 85 single-family lots and associated open space, rights-of-way and landscaping as part of Subareas A and B in the Riviera Planned Unit Development District.
Request	Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050 and review and recommendation of approval to City Council of Final Plats under the provisions of the Subdivision Regulations.
Site Location	The site is on the east side of Avery Road, north of the intersection with Memorial Drive.
Applicant	Riviera Ventures, LLC.
Representative	EMH&T, Jeffrey A. Strung, PLA, ASLA.
Case Manager	Claudia D. Husak, AICP, Senior Planner   (614) 410-4675   <a href="mailto:chusak@dublin.oh.us">chusak@dublin.oh.us</a>
Planning Recommendation	<p><u>Approval of a Final Development Plan</u></p> <p>Planning recommends approval of the proposal because it complies with the final development plan criteria and the existing development standards. Planning recommends approval of this request with one condition:</p> <ol style="list-style-type: none"><li>1) That the applicant provide landscaping on either side of the path to buffer the area from Lots 55 and 56.</li></ol> <p><u>Approval to City Council of a Final Plat</u></p> <p>Planning recommends approval of the proposal because it complies with the final plat criteria and the existing development standards. Planning recommends approval of this request to City Council with one condition:</p> <ol style="list-style-type: none"><li>1) That the applicant ensure any minor technical adjustments to the plat are made prior to City Council submittal.</li></ol>





Facts	
Site Area	<ul style="list-style-type: none"> <li>• Total PUD Site: 152.2 acres</li> <li>• Subject Site: 82.265 acres</li> <li>• Frontage: 2,020 feet (Avery Road)</li> <li>• The site is located in three counties, Franklin, Delaware and Union County.</li> </ul>
Zoning	PUD, Planned Unit Development, Riviera
Surrounding Zoning and Uses	<p>North: Grizzell Middle School and Deer Run Elementary School zoned R-1. Single family and multiple family sections of Tartan West, zoned PUD, Planned Unit Development District.</p> <p>East: Muirfield Village, zoned PUD, across Avery Road.</p> <p>South: Residential subdivisions including Celtic Estates (zoned PUD) and Belvedere (zoned PLR, Planned Low Density Residential District). Shannon Glen is farther to the south (also zoned PUD).</p> <p>West: Large lot single family homes, accessed from Hyland-Croy Road (one home shares a property line with the golf course). Dublin Jerome High School is to the southwest and is zoned PUD.</p>
Site Features	<ul style="list-style-type: none"> <li>• Generally rectangular site with 2,020 feet of frontage on Avery Road.</li> <li>• Significant natural features include two tributary streams to the North Fork of the Indian Run, which converge at the center of the site flowing south into Shannon Glen Park.</li> <li>• There are many mature trees existing on the site most of which were planted over time with the development of the golf course.</li> <li>• The western fork of the stream has significant floodway and a Stream Corridor Protection Zone (SCPZ) borders the stream.</li> <li>• The site was developed as a golf course 40+ years ago with many constructed features such as ponds, fairways, greens, cart paths and varying topography.</li> <li>• The site currently has two access points from Avery Road serving the parking lot for the clubhouse.</li> </ul>
Site History	<p>City Council approved Ordinance 35-15 for the rezoning of approximately 152 acres from R: Rural District and R-1: Restricted Suburban Residential District to PUD: Planned Unit Development District, Riviera, in June of 2015. Council also approved a Preliminary Plat for 185 single-family lots for the Riviera development. Since then, the club house previously on the site has been demolished and tree clearing has begun.</p> <p>The Planning and Zoning Commission approved a Rezoning with Preliminary Development Plan and a Preliminary Plat on April 9, 2015, which outlined details for Subareas A and B including dedicated public streets, dedicated reserves, development standards and lot configuration.</p>

Details		Final Development Plan																											
Process	The final development plan conforms with and provides a detailed refinement of the approved preliminary development plan. The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process.																												
Proposal	The proposal includes 81 single-family residential lots, dedication of public rights-of-way for 10 streets and 10 reserves amounting to 44.814 acres of open space. This application is for the first phase of the Riviera development.																												
Layout	<p>Section 1 contains 40 lots along the south side of the main entry Boulevard, Riviera Boulevard. This Section includes the connection of Tantalus Drive in Belvedere as well as reserve areas along the Avery Road frontage, the center island in Riviera Boulevard, as well as the largest open space in the development, Reserves M1 and M2 (split due to county boundaries) in the center of the development and the five-acre open space in the center of the lots.</p> <p>Section 2 contains 44 lots along the north side the main entry Boulevard, Riviera Boulevard. This Section includes right-of-way for Timble Falls Drive, which will in the future, extend and connect toward the existing street in Belvedere to the west. The reserve in this Section includes the approximately two-acre reserve at the terminus of Riviera Boulevard, the Avery Road frontage and the four-acre reserve in the center of the lots that accommodates a stormwater management pond.</p>																												
Development Standards	<table><tr><th rowspan="2">Minimum Lot Requirements</th><th colspan="2">Subarea</th></tr><tr><th>A</th><th>B</th></tr><tr><td>Area (sq. ft.)</td><td>13,000</td><td>9,750</td></tr><tr><td>Width (ft.)</td><td>100</td><td>75</td></tr><tr><td>Depth (ft.)</td><td>125</td><td>125</td></tr><tr><td>Front Yard (ft.)</td><td>25</td><td>25/ 20 on Cacchio Lane only</td></tr><tr><td>Rear Yard (ft.)</td><td>25</td><td>25</td></tr><tr><td>Side Yard (ft.)</td><td>8</td><td>6</td></tr><tr><td>Lot Coverage (%)</td><td>45 (Code)</td><td>45 (Code)</td></tr></table> <p>The proposed lots meets these text requirements.</p>			Minimum Lot Requirements	Subarea		A	B	Area (sq. ft.)	13,000	9,750	Width (ft.)	100	75	Depth (ft.)	125	125	Front Yard (ft.)	25	25/ 20 on Cacchio Lane only	Rear Yard (ft.)	25	25	Side Yard (ft.)	8	6	Lot Coverage (%)	45 (Code)	45 (Code)
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Tree Preservation and Replacement	<p>The applicant has provided a tree impact plan for the entire Riviera development. Staff has been working very closely with the applicant to ensure that tree removal take place in a manner that ensures trees to be preserved are indeed protected. The layout of the development for Riviera was approved to include the removal of 45 trees in good or fair condition at a size above 24 inches diameter. Other protected trees (6 inches to 24 inches in good or fair condition) total 158 for a complete removal of 3,882 inches of trees and a replacement requirement (inch-for-inch per Code) of 1,553 trees.</p> <p>Planning and the Park Operations Division have worked closely to ensure</p>																												

Details	Final Development Plan
	<p>replacement trees will be planted in the city-owned reserves. The intent of heavy plantings of trees is to create a reforestation program of the stream corridor protection zone as well as reduce turf areas that would require more intensive maintenance by the city. The plans include the number and species of 21 different types of trees including deciduous, evergreens and ornamental trees.</p> <p>The plans also include different types of spruce trees along the rear of lots adjacent to the school property to the north and the existing residential lots to the south to create a landscape buffer. These trees are not counted as replacement trees.</p> <p>All reserves within Riviera will be owned by the City of Dublin based on the requirement from the rezoning stage to provide 50% open space. Reserves A, B and C in Section 1 and Reserves D, E1, E2 and G will be maintained by the Homeowners Association and Reserves M1 and M2 in Section 1 and Reserve F in Section 2 will be maintained by the City of Dublin.</p>
<p>Landscaping/Open Space/Entry Feature/Paths</p>	<p><i>Avery Road Frontage</i></p> <p>The open space along Avery Road includes a 100-foot scenic setback and the design proposed is consistent with the Community Plan element for a Rural Roadway.</p> <p><i>Entrance Boulevard and Park</i></p> <p>The entry off Avery Road, Riviera Boulevard, includes a large island with a formal tree planting of crabapples, boxwoods, liriopse and rosebushes. The entry feature includes a brick wall in a curvilinear arrangement with limestone caps and pin mounted letters "Riviera" with gold finish as the sign for the neighborhood.</p> <p>The entry park includes a path as well as formal tree rows on either side of the path. Existing trees will be preserved in this area and the plantings are focused on the edge of the proposed path. Landscape beds are proposed at the entry of the park and the design includes trellises with swing benches and seating areas along the path.</p> <p><i>Path Connections</i></p> <p>There are extensive paths proposed throughout the development in addition to the bikepath/sidewalk required along the public streets. Open space connections are made to other surrounding active and passive recreation areas and trail connections are provided at various points around the site. Reserve G provides a path connection to the north to Grizzell Middle School. The applicant should provide landscaping on either side of the path to buffer the area from Lots 55 and 56.</p>
<p>Stormwater Management &amp; Utilities</p>	<p>A 12-inch water line is on the east side of Avery Road. This will be the main connection point for this development to obtain public water service. Looping of the water line system will be accomplished along any new streets as well as</p>

Details	Final Development Plan
<p>Stormwater Management &amp; Utilities Cont.</p>	<p>connecting to the existing 8-inch water lines in adjacent subdivisions. These connections will provide adequate public water service for development of this property without adverse effects to existing users.</p> <p>The North Fork Indian Run sanitary trunk sewer is along the southern and western boundaries of this property. This 18-inch sewer line was installed to provide service to land to the northwest of this site as part of the development of Tartan West. When the extension was made in 2003, an analysis was performed that indicated capacity issues downstream in the trunk sewer with full build-out considered for the land in northwest Dublin. This analysis assumed that the Riviera property would remain as a golf course. With the proposed change in use of this property from golf course to single family housing, the impact of this change on the City's trunk sewer was separately studied.</p> <p>Knowing that there is a system deficiency, the applicant modeled the proposed development impact on system deficiency and proposed improvements. The applicant will partner with the City via the infrastructure agreement to ensure the necessary sewers to mitigate the impacts of development on the sanitary sewer system are in place and the development text has been updated to reflect this requirement. The design of the sewer improvement is scheduled for this year, with construction of the improvement scheduled in 2018.</p> <p>The development will be required to follow Chapter 53, the Stormwater Regulations. These requirements will be met by the installation of new stormsewer pipe and structures along with stormwater management ponds.</p> <p>The tributary for the North Fork of Indian Run provides ample outlet opportunities for managing the stormwater on this property. The latest FEMA maps show that this tributary has a 100-year floodplain bisecting the site. Adherence to the requirements of Chapter 151 is required for this area. At the northern side of the site, an area that is outside of the FEMA designated floodplain, along one of the streams, will need to follow the Stream Corridor Protection Zone regulations in Chapter 53. Existing developments in this area have been arranged so that any new lots are not being created in the designated floodplains. This minimizes the need for flood insurance requirements for future residents.</p>
<p>Transportation Analysis</p>	<p>As the property requires rezoning to a Planned Unit Development District, the developer was required to have a traffic impact study (TIS) performed. The TIS evaluates impacts of the additional traffic on the surrounding roadway network and suggests mitigation measures for these impacts. The Riviera TIS identifies the following improvements for this proposed development:</p> <p>Avery Road Improvements</p> <ul style="list-style-type: none"> <li>• A northbound left turn lane will be required on Avery Road at the proposed site entrance. This improvement will be required with the first</li> </ul>

## Details

## Final Development Plan

### Transportation Analysis Cont.

phase of development and any costs for installation is solely the responsibility of the developer.

#### Avery Road Pedestrian Crossing

- A pedestrian crossing system shall be installed across Avery Road at the intersection with Memorial Drive. This shall be installed as a portion of the Avery Road turn lane improvement, in the first phase. The developer should install any necessary sidewalks, curb ramps, crosswalk markings and pole foundations. The City will be responsible for installing the pedestrian crossing warning system.

#### Other Off-Site Improvements

- The TIS also identified other off-site intersections that would be impacted by the development. The following table lists the impacted intersection and the site's contributions.

**Offsite Improvements Table**

<b>Intersection Improvement</b>	<b>Improvement Estimate</b>	<b>Percent Site Contribution</b>	<b>Site Contribution</b>
Avery Rd and Brand Rd roundabout	\$2,000,000	3.0%	\$60,000
Hyland-Croy Rd and Post Rd intersection improvement	\$2,000,000	1.3%	\$26,000
Jerome Rd and McKitrick Rd roundabout	\$1,000,000	1.8%	\$18,000
Hyland-Croy Rd and McKitrick Rd roundabout	\$1,000,000	1.1%	\$11,000
Hyland-Croy Rd and Brand Rd roundabout expansion	\$500,000	2.0%	\$10,000
Total	\$6,500,000	1.92%	\$125,000

Analysis	Final Development Plan
Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan. Following is an analysis by Planning based on those criteria.
1) Consistency with the approved preliminary development plan.	<b>Criterion met:</b> The proposal is consistent with the requirements of the Zoning Code and the Riviera development text.
2) Traffic and pedestrian safety	<b>Criterion met:</b> The proposed street network meets all applicable construction standards and regulations outlined in the development text.
3) Adequate public services and open space	<b>Criterion met:</b> The site has access to adequate utilities and has defined appropriate future services for the development. Open space dedication exceeds requirements.
4) Protection of natural features and resources	<b>Criterion met:</b> As stated above, the applicant has worked closely with staff to ensure trees are preserved where indicated and the requirements of the Stream Corridor Protection Zone are met.
5) Adequacy of lighting	<b>Criterion met:</b> Adequate street lights are included as part of this application.
6) Signs consistent with preliminary development plan	<b>Criterion met:</b> The proposed sign in the entry feature is appropriate and meets all applicable requirements.
7) Appropriate landscaping to enhance, buffer, and soften the building and site Condition 1	<b>Criterion met with condition:</b> The proposal meets the requirements of the development text. Additional buffering is provided along the north and south property lines. The applicant should provide landscaping on either side of the path to buffer the area from Lots 55 and 56.
8) Compliant Stormwater management	<b>Criterion met:</b> The proposal included a detailed stormwater management plan that demonstrates adherence to all stormwater requirements as defined in Chapter 53 are met.
9) All phases comply with the previous criteria.	<i>Not Applicable.</i>
10) Compliance with other laws and regulations.	<b>Criterion met:</b> The proposal meets all other applicable laws and regulations.



Recommendation	Final Development Plan
Approval	In Planning's analysis, the proposal complies with the final development plan criteria and the existing development standards. Planning recommends approval of this request with one condition.
Conditions	1) That the applicant provide landscaping on either side of the path to buffer the area from Lots 55 and 56.

Details	Final Plat
Process	The purpose of the final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Code, exclusive of other standards in the Code.
Plat Overview	<p>The proposed plats subdivide approximately 82.265 acres of land into 85 single-family lots with right-of-way dedication for 10 public streets and open space dedication for 10 reserves.</p> <p>Section 1 contains 40 lots, the entry road, Riviera Boulevard, Albanese Circle from which each lots will be accessed, Devictor Way, Avery Road and the connection to Tantalus Drive in Belvedere to the south.</p> <p>Section 2 contains 45 single-family lots along with rights-of-way for Avery Road, Devictor Way, Dicesare Loop, Timble Falls Drive, and Gatto Lane</p> <p>The lot sizes range from approximately ¼ -acre to up to ½-acre in size. These lot sizes are consistent with the development text and meet all applicable development standards. The plats contain all applicable development requirements.</p>
Streets	The plats include the dedication of public rights-of-way for 10 streets. A stub in Belvedere will be connected with this phase of Riviera. The plats includes a portion of Timble Falls Drive that will connect to the existing stub in Belvedere. All streets are public and contain 50 feet of right-of-way per city standards.
Open Space	<p>Section 1 has five reserves: Reserve A is 2.563 acres, Reserve B is 0.146 acre, Reserve C is 5.108 acres, Reserve M1 is 24.552 acres and Reserve is M2 3.965 acres for a total of 36.334 acres.</p> <p>Section 2 has also has five reserves: Reserve D is 1.912 acres, Reserve E1 is 1.401 acres, Reserve E2 is 0.894 acre, Reserve F is 4.153 acres and Reserve G is 0.120 acre for a total of 8.480 acres.</p> <p>The plats accurately reflect the open space ownership and maintenance responsibilities.</p>

Analysis		Final Plat
Process	Following a recommendation by the Commission, the final plat will be forwarded to City Council for final action. The plat can be recorded after City Council approval.	
1) Plat Information and Construction Requirements Condition 1	<b>Criterion met with condition:</b> This proposal is consistent with the requirements of the Subdivision Regulations and all required information is provided on the plat. The applicant should ensure that any minor technical adjustments to the plat should be made prior to City Council submittal.	
2) Street, Sidewalk, and Bikepath Standards	<b>Criterion met:</b> Street widths, grades, curvatures, and intersections comply with the appropriate Code sections and City standards. Sidewalks are required on both sides of all public streets in compliance with City construction standards.	
3) Utilities	<b>Criterion met:</b> This plat establishes necessary easements for the construction and maintenance of utilities in accordance with all applicable standards.	
4) Open Space Requirements	<b>Criterion met:</b> The plat dedicates open space as required per the development text and the preliminary plat.	

Recommendation		Final Plat
Summary	This proposal complies with the final plat review criteria and approval of this request is recommended with one condition.	
Condition	1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.	

## **FINAL DEVELOPMENT PLAN REVIEW CRITERIA**

### Review Criteria

In accordance with Section 153.055(B) Plan Approval Criteria, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site feeding into regional stormwater basin which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.

## FINAL PLAT REVIEW CRITERIA

The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.